

District: City of Lynn  
 School Name: Lynn Vocational Technical Institute  
 Recommended Category: Project Funding Agreement  
 Date: August 18, 2021

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Lynn for a window/door replacement project at the Lynn Vocational Technical Institute.

<b>District Info</b>	
District Name	City of Lynn
Elementary Schools	8 Schools (PK-5) 7 Schools (K-5) 3 Schools (1-5)
Middle School	3 Schools (6-8)
High School	1 School (6-12) 2 Schools (9-12) 1 School (PK-4; 8-12)
Priority School Name	Lynn Vocational Technical Institute
Type of School	High School
Grades Served	PK-4; 8-12
Year Opened	1971
Existing Square Footage	227,855
Additions	N/A
Building Issues	Windows/Doors
2020-2021 Enrollment	1,466

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On August 25, 2021 agenda
Reimbursement Rate	78.95%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Civitects PC

**Discussion**

The OPM and Designer conducted a feasibility analysis of the facility and developed a Schematic Design including a proposed scope of work, schedule, and estimated budget. The District’s Designer, Civitects PC, recommends a window/door replacement at the Lynn Vocational Technical Institute. The Designer has confirmed that the window/door replacement will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$14,150,991, which includes a construction cost of \$12,004,601. Construction costs include:

- \$612,521 (\$204.58/sf) for storefront windows and associated demolition;
- \$464,683 (\$199.01/sf) for aluminum windows and associated demolition;
- \$3,370,030 (\$242.24/sf) for curtainwall and associated demolition;
- \$188,421 for miscellaneous demolition;
- \$1,183,536 for hazardous material abatement (\$55,034 for flooring abatement ineligible for reimbursement, \$194,100 for HVAC abatement ineligible for reimbursement);
- \$1,121,973 for doors and hardware;
- \$317,870 for concrete patching and CMU wall openings;
- \$214,812 for new metal fascia panels;
- \$206,300 for wood blocking and window sills;
- \$284,197 for new classroom bookcases (ineligible for reimbursement);
- \$175,211 for associated finishes;
- \$1,578,229 for associated window and door costs;
  
- \$1,261,620 for new HVAC equipment (ineligible for reimbursement);
- \$912,489 for other associated HVAC costs (ineligible for reimbursement);
  
- and \$112,709 for accessibility compliance upgrades.

<b>Project Funding Agreement</b>	
Enrollment: 1,466	District's Proposed
Total Square Feet: 227,855	Project Budget
Project Budget <sup>1</sup>	\$13,543,869
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$3,010,851
Estimated Basis of Total Facilities Grant	\$10,533,018
Reimbursement Rate	78.95%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$8,315,818
Project Contingencies <sup>4</sup>	\$607,122
Potentially Eligible Owner's and Construction Contingencies	\$511,359
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$403,718
Total Project Budget	\$14,150,991
Maximum Total Facilities Grant <sup>6</sup>	\$8,719,536

<sup>1</sup> Does not include Owner's or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include floor tile abatement, new classroom bookcases, and scope and soft costs associated with HVAC costs.

<sup>3</sup> The “Estimated Maximum Total Facilities Grant” is calculated by applying the reimbursement rate to the “Estimated Basis of Total Facilities Grant”. It does not include any grant funds for potentially eligible Owner’s or Construction Contingency Expenditures and is subject to MSBA review and audit.

<sup>4</sup>Includes eligible and ineligible Owner’s and Construction Contingency.

<sup>5</sup> The “Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures” is calculated by applying the reimbursement rate to the “Potentially Eligible Owner’s and Construction Contingencies.”

<sup>6</sup> Includes maximum possible Owner’s and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in accordance with its policies for the determination of eligibility. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$8,315,818; however, the District may be eligible for up to an additional \$403,718 in grant funds, subject to the MSBA’s review and audit of the District’s Owner’s and Construction Contingency Expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of \$8,719,536 for the Project Funding Agreement for a window/door replacement project at the Lynn Vocational Technical Institute.